

September 17, 2001

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**
850 Union Bank of California Building
900 Fourth Avenue
Seattle, Washington 98164
Telephone (206) 296-4660
Facsimile (206) 296-1654

REPORT AND DECISION ON CODE ENFORCEMENT APPEAL

SUBJECT: Department of Development and Environmental Services File No. **E9500416**

BEVERLY DOLL/PATRICK DOLL
Code Enforcement Appeal

Location: 26211 Southeast 220th Street

Appellants: **Beverly Doll/Patrick Doll**
P.O. Box 1034
Maple Valley, WA 98038

King County: Department of Development and Environmental Services
Building Services Division, *represented by*
Sheryl Lux, Code Enforcement Section
900 Oakesdale Avenue Southwest
Renton, Washington 98055-1219
Telephone: (206) 205-1525
Facsimile: (206) 296-7055

SUMMARY OF DECISION/RECOMMENDATION:

Department's Preliminary Recommendation:	Deny
Department's Final Recommendation:	Deny
Examiner's Decision:	Deny

EXAMINER PROCEEDINGS:

Notice of appeal received by Examiner:	July 18, 2001
Hearing Opened:	September 12, 2001
Hearing Closed:	September 12, 2001

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

ISSUES/TOPICS ADDRESSED:

- Construction of garage without permits and approval
- Conversion of a barn into a dwelling unit without permits and approval
- Construction of an addition to a single-wide mobile home without permits and approval

SUMMARY:

The code enforcement appeal is DENIED.

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. Beverly B. Doll and Patrick Doll have been issued a notice and order for property located at 26211 Southeast 220th Street in the Maple Valley area. The property has been cited for construction of a detached garage, conversion of a barn into a dwelling unit, and the construction of an addition to a single-wide mobile home, all without required County permits and approvals. Patrick Doll filed a timely appeal of the supplemental notice and ordered issued June 1, 2001.
2. At the hearing held on this appeal, on September 12, 2001, Mr. Doll gave some history of construction on the site, including work done in the late 1970's by his father, Ralph Doll. But the Appellant did not contest the essential citations contained in the supplemental notice and order and expressed a desire to work out a reasonable compliance schedule. The compliance schedule attached to this decision has been agreed to by the Appellant and DDES code enforcement staff.

CONCLUSIONS:

1. The detached garage, mobile home addition, and barn renovation cited within the supplemental notice and order all require County permits and approvals as stated therein.

DECISION:

The appeal is DENIED.

ORDER:

- 1 The Appellant shall perform the following compliance actions within the time limits stated:
 - a. Apply for a building permit for the detached garage within 30 days of the date of this order.
 - b. Apply for building permits for the conversion of the barn into a residence by April 1, 2002.
 - c. Remove the existing mobile home and its additions and apply for a permit to site a new mobile home in the same location by March 1, 2002.
2. No penalties shall be assessed against the Appellants if all the above deadlines are met. For any deadlines that are not met, penalties shall be assessed from the date of default.

ORDERED this 17th day of September, 2001.

Stafford L. Smith
King County Hearing Examiner

TRANSMITTED this 17th day of September, to the parties and interested persons of record

Beverly B. Doll/Patrick Doll
P.O. Box 1034
Maple Valley WA 98038

Roger Bruckshen
DDES/BSD
Code Enforcement Section
MS OAK-DE-0100

Elizabeth Deraitus
Code Enforcement Supervisor
DDES/
OAK-DE-0100

Sheryl Lux
DDES/BSD
Code Enforcement
MS OAK-DE-0100

Heather Staines
DDES/BSD
Code Enforcement-Finance
MS OAK-DE-0100

NOTICE OF RIGHT TO APPEAL

The action of the hearing examiner on this matter shall be final and conclusive unless a proceeding for review pursuant to the Land Use Petition Act is commenced by filing a land use petition in the Superior Court for King County and serving all necessary parties within twenty-one (21) days of the issuance of this decision.

MINUTES OF THE SEPTEMBER 12, 2001 PUBLIC HEARING ON DEPARTMENT OF
DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO: E9500416

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing and representing the Department was Sheryl Lux. Participating in the hearing and representing the Appellant was Patrick Doll. There were no other participants in this hearing.

The following exhibits were offered and entered into the record:

- Exhibit No. 1 Staff report to Hearing Examiner
- Exhibit No. 2 Copy of Notice and Order issued April 30, 2001
- Exhibit No. 3 Copy of Supplemental Notice & Order issued June 1, 2001
- Exhibit No. 4 Copy of Appeal received June 26, 2001
- Exhibit No. 5 Copy of Assessor's file
 - Pages 1 through 5 show property, tax assessment, and structural information
 - Pages 6 through 13 show pictures taken by the assessor as follows:
 - Page 6 is a 1983 picture of the permitted residence
 - Page 7 & 8 or 1998 pictures of the additions to the mobile home
 - Page 9 is a picture of the garage in progress
 - Page 10 structures in trees
 - Page 11 is 1978 picture of permitted residence as work in progress
 - Page 12 & 13 are 1981 pictures of the mobile home and deck.
 - Page 14 shows log note made by assessor and diagram of residence and mobile home
- Exhibit No. 6 Copy of February 14, 1995 Violation Notice and Notice to vacate mobile home
- Exhibit No. 7 Copy of May 9, 2001 letter from Graddon Consulting & Research, Inc. including the April 3, 2001 letter of approval for L01M0016 separate lot recognition
- Exhibit No. 8 Copy of 2000 aerial showing placement of structures
- Exhibit No. 9 Copy of 1978 Permit # 22929 and subsequent renewals and the attached approval notes
- Exhibit No. 10 Copy of case log notes
- Exhibit No. 11 Copy of King County and Uniform Building Codes
- Exhibit No. 12 Pictures taken by Sheryl Lux on May 15, 2001 site visit